



## 25 Buxton Road, Coggeshall, Colchester, Essex, CO6 1QR

£450,000

- Viewing highly recommended
- Four generous bedrooms
- No chain
- Garage and parking
- Enclosed rear garden
- Gas central heating
- Two bathrooms

## 25 Buxton Road, Colchester CO6 1QR

Philip James Estates are pleased to offer for sale this four bedroom semi detached home. The property consists of entrance hall, lounge/diner, fitted kitchen and utility room to the ground floor. to the first floor there are four generous bedrooms, a bathroom and a shower room. To the rear of the property there is an enclosed garden and to the front off road parking and a single garage. Viewing is highly recommended, this property is also offered with no onward chain.



Council Tax Band: C



#### Entrance

Composite front door with matching side panel leading to :-

#### Hallway

Stairs to first floor, radiator, understairs cupboard, doors to :-

#### Lounge/Diner

25'1" x 9'4"

Double glazed window to front aspect, two radiators, wall lights to compliment, double glazed patio doors to rear, door to :-

#### Fitted Kitchen

12'3" x 9'0"

Double glazed window to rear, range of base and eye level units, one and half sink with mixer tap set, freestanding gas cooker, extractor hood, integral dishwasher and microwave. Tiled splashback to compliment, storage cupboard, door to :-

#### Utility Room

8'8" x 7'1"

Double glazed window to rear, plumbed for washing machine, space for tumble dryer, fridge/freezer., radiator, double glazed door to rear Door giving access to garage,

#### Stairs and Landing

Stairs leading to landing, loft hatch x 2, double glazed window to side, doors to :-

#### Bedroom One

12'3" x 10'0"

Double glazed window to rear aspect, radiator, built in sliding door wardrobes.

#### Bedroom Two

12'6" x 10'3"

Double glazed window to front aspect, radiator.

#### Bedroom Three

9'2" x 8'2"

Double glazed window to front aspect, radiator

#### Bedroom Four

15'1" x 7'1"

Double glazed window to front aspect, radiator.

#### Bathroom

Two double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel bath with shower over, shower screen. Part tiled walls and inset spot lights to compliment. heated towel rail, extractor fan.

#### Shower Room

Double glazed window to rear aspect, radiator, enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls to compliment.

#### Rear Garden

Enclosed rear garden with shrub borders and remaining laid to lawn, raised patio area at the rear with garden shed to remain, outside tap.

#### Front Garden

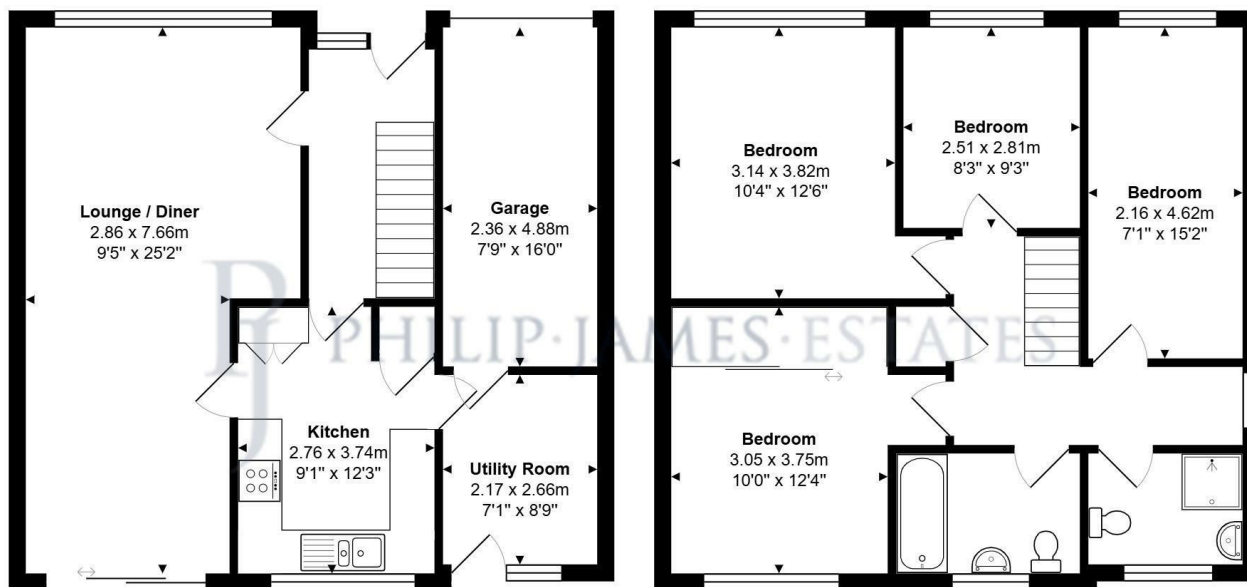
Laid to lawn with shrub border

#### Parking and Garage

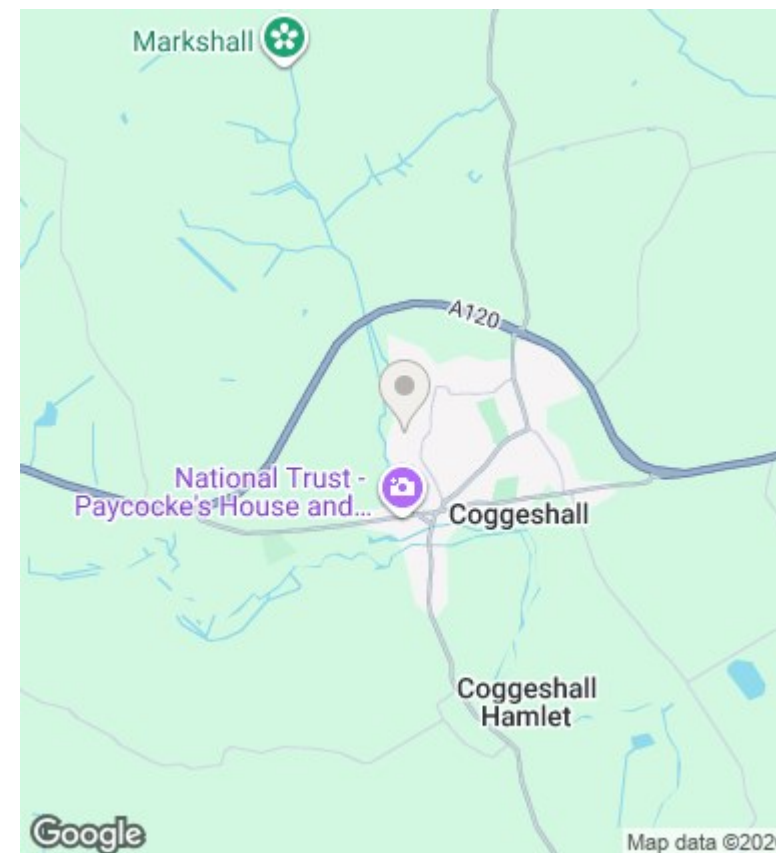
Off road parking for one car, single garage with up and over door, power and light connected.







Total Area: 110.7 m<sup>2</sup> ... 1191 ft<sup>2</sup> (excluding garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
 Floorplan Copyright The Estate Agents Photographer  
[www.theestatesagentsphotographer.co.uk](http://www.theestatesagentsphotographer.co.uk)



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |